



Stockton Services &lt;stockton752@gmail.com&gt;

---

**Re: 25 Laurel Lane**

1 message

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**Ron DECOSTE** <decoste1@comcast.net>  
Reply-To: Ron DECOSTE <decoste1@comcast.net>  
To: Stockton Services <stockton752@gmail.com>

Mon, May 7, 2018 at 1:15 PM

"OK"

I am looking forward to working with you.

Thank you

Tocky.

Ron DeCoste

[25 Laurel Ln](#)

[Hampton NH, 03842](#)

617-939-7540

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On May 7, 2018 at 12:53 PM Stockton Services <[stockton752@gmail.com](mailto:stockton752@gmail.com)> wrote:

Ron,

Per our phone conversation just now, I have suggested that you commit \$200-\$300 for preliminary research on your property at [25 Laurel Lane](#) to assist with boundary location for landscaping. The results of this work should enable you to make a more informed decision as to whether or not you need to proceed with a full boundary survey.

Hoping to share results with you in the next week or two.

First order of business: everyone calls me Tocky.

Please reply OK if this all works for you.

Thanks for your trust.

Tocky

**Anne W, Bialobrzeski**  
**NHLLS #752**  
**NHDES Septic Designer #348**  
**Stockton Services**  
**PO Box 1306**  
**Hampton, NH 03843-1306**  
**603 929-7404**



Hampton, NH

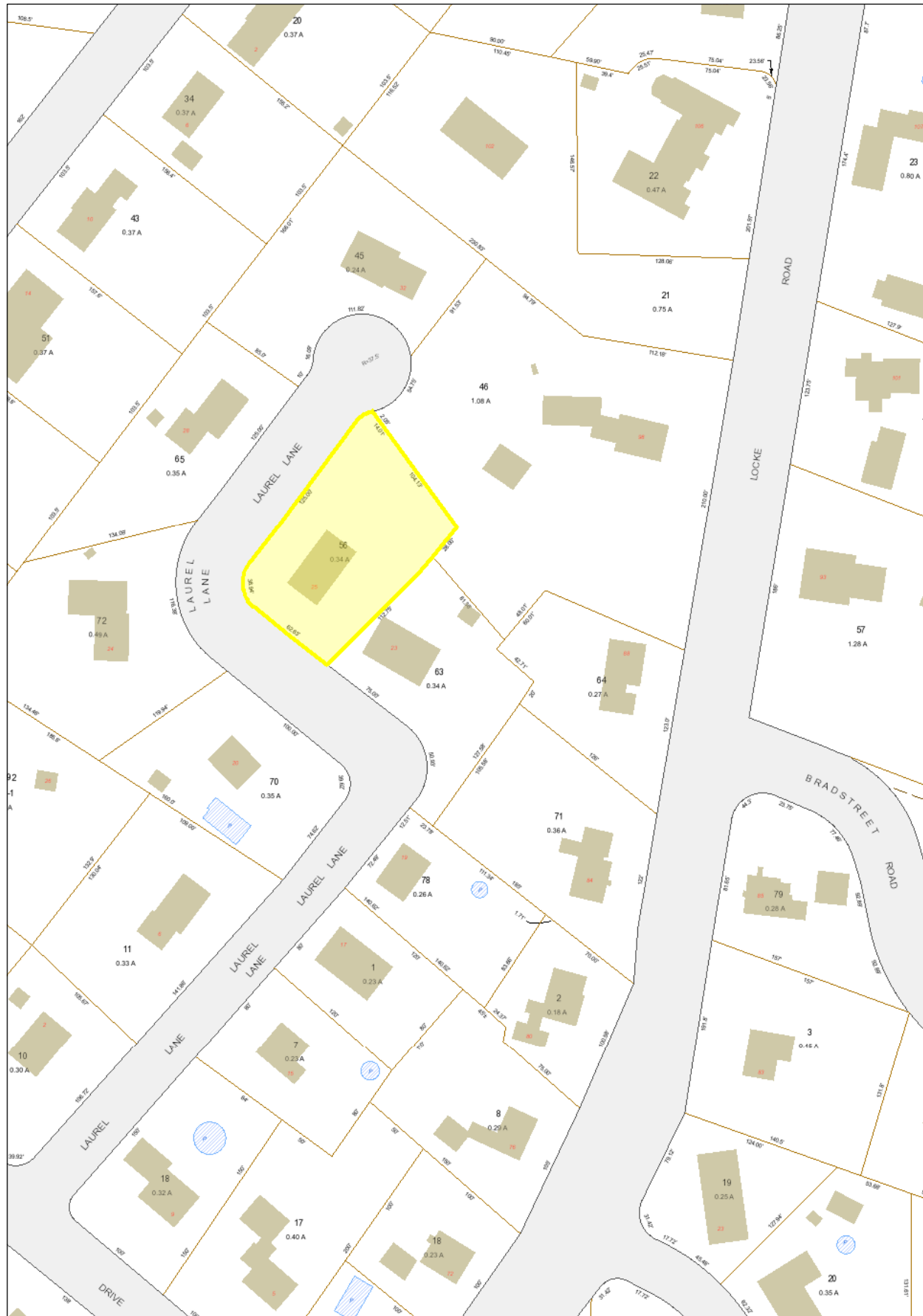
1 inch = 67 Feet



May 7, 2018

www.cai-tech.com

0 67 134 201



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

## 25 LAUREL LN

**Location** 25 LAUREL LN**Mblu** 179/ 56/ / /**Acct#** 4049**Owner** HESS, MARCIA C**Assessment** \$336,400**Appraisal** \$336,400**PID** 4049**Building Count** 1

### Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2017	\$182,700	\$153,700	\$336,400
Assessment			
Valuation Year	Improvements	Land	Total
2017	\$182,700	\$153,700	\$336,400

### Owner of Record

**Owner** HESS, MARCIA C  
**Co-Owner**  
**Address** 25 LAUREL LN  
HAMPTON, NH 03842

**Sale Price** \$145,000  
**Certificate**  
**Book & Page** 3094/1496  
**Sale Date** 03/30/1995  
**Instrument** 00

### Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
HESS, MARCIA C	\$145,000		3094/1496	00	03/30/1995
PLANTE, RONALD C	\$0		2512/1117		09/24/1984

### Building Information

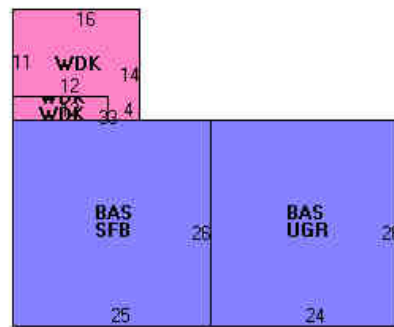
**Building 1 : Section 1**

**Year Built:** 1984  
**Living Area:** 1,274  
**Replacement Cost:** \$204,881  
**Building Percent Good:** 88  
**Replacement Cost Less Depreciation:** \$180,300

Building Attributes	
Field	Description
Style	Raised Ranch
Model	Residential
Grade:	Average
Stories:	1 Story
Occupancy	1
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Carpet
Interior Flr 2	
Heat Fuel	Gas
Heat Type:	Hot Water
AC Type:	None
Total Bedrooms:	3 Bedrooms
Total Bthrms:	2
Total Half Baths:	1
Total Xtra Fixtrs:	
Total Rooms:	6
Bath Style:	Modern
Kitchen Style:	Modern
MHP	

**Building Photo**

(<http://images.vgsi.com/photos2/HamptonNHPhotos//\00\00\79\69.jpg>)

**Building Layout**

([http://images.vgsi.com/photos2/HamptonNHPhotos//Sketches/4049\\_4074.jpg](http://images.vgsi.com/photos2/HamptonNHPhotos//Sketches/4049_4074.jpg))

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	1,274	1,274
SFB	Basement, Semi Fin	650	0
UGR	Garage, Under	624	0
WDK	Deck, Wood	260	0
		2,808	1,274

**Extra Features**

Extra Features	Legend
No Data for Extra Features	

**Land****Land Use**

<b>Use Code</b>	1010
<b>Description</b>	SINGLE FAMILY
<b>Zone</b>	RA
<b>Neighborhood</b>	60
<b>Alt Land Appr Category</b>	No

**Land Line Valuation**

<b>Size (Acres)</b>	0.34
<b>Frontage</b>	0
<b>Depth</b>	0
<b>Assessed Value</b>	\$153,700
<b>Appraised Value</b>	\$153,700

**Outbuildings**

Outbuildings						<u>Legend</u>
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
SHD1	SHED FRAME			144 S.F.	\$2,400	1

**Valuation History**

Appraisal			
Valuation Year	Improvements	Land	Total
2017	\$180,500	\$153,700	\$334,200
2016	\$180,500	\$153,700	\$334,200
2015	\$141,000	\$133,600	\$274,600

Assessment			
Valuation Year	Improvements	Land	Total
2017	\$180,500	\$153,700	\$334,200
2016	\$180,500	\$153,700	\$334,200
2015	\$141,000	\$133,600	\$274,600

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THE CONSIDERATION FOR THIS DEED IS LESS THAN \$100.00 BY2484 P1651  
KNOW ALL MEN BY THESE PRESENTS, That I, CLIFTON J. PRATT, being married,  
of 98 Locke Road, Hampton, County of Rockingham and State of New  
Hampshire,

for consideration paid, grant to CLIFTON J. PRATT and KATHARIN K. PRATT, both  
of 98 Locke Road, Hampton, County of Rockingham and State of New  
Hampshire, as joint tenants with rights of survivorship,

with Cotenancy Covenants the following described real estate:

A certain tract of land with the buildings thereon, situated  
in Hampton, County of Rockingham and State of New Hampshire, on  
the Westerly side of Locke Road, so-called, bounded and described  
as follows:

Beginning at a point on said Locke Road at the Northeasterly  
corner of land now or formerly of Brooks and thence running  
Westerly along land now or formerly of said Brooks to a point;  
thence turning and running Northerly along land now or formerly  
of said Brooks and along land now or formerly of Pevear to a  
point; thence turning and running Northerly along land now or  
formerly of Abbie Collins and land now or formerly of Perley  
Lamprey to High Street; thence turning and running Easterly along  
High Street to the Locke Road; thence turning and running Southerly  
along said Locke Road to the point of beginning.

Excepting therefrom those parcels previously conveyed by  
Ruth E. Pratt during her lifetime.

Meaning and intending to convey the same premises conveyed  
to this Grantor by deed of Laura L. Dunn dated March 13, 1984  
and recorded in the Rockingham County Registry of Deeds at Book  
2482, Page 0839.



we being I, ~~xxxxxxx~~ ~~xxxxxxx~~ said grantor, release to  
said grantee all rights of homestead and other interests therein.

DATED this 2nd day of April, 1984.

*Laura L. Dunn*

*Clifton J. Pratt*  
Clifton J. Pratt

State of New Hampshire

Rockingham, ss.: April 2, A.D. 19 84

Personally appeared Clifton J. Pratt

known to me, or satisfactorily proven, to be the person whose name  
subscribed to the foregoing instrument and acknowledged that he executed the same  
for the purposes therein contained.

Before me,

*Laura L. Dunn*  
Justice of the Peace - Notary Public



LCHIP	ROA402944	25.00
TRANSFER TAX	RO077662	5,850.00
RECORDING		14.00
SURCHARGE		2.00

### FIDUCIARY DEED

**KNOW ALL MEN BY THESE PRESENTS**, that I, **Jeanne M. Hess**, having a mailing address of **30 Keeney Avenue, West Hartford, Connecticut**, **ADMINISTRATOR OF THE ESTATE OF MARCIA C. HESS**, late of Hampton, New Hampshire, (10<sup>th</sup> Circuit-Probate Division-Brentwood Docket Number 318-2017-ET-01464) and pursuant to the power conferred by New Hampshire Revised Statutes Annotated, Chapter 559, Section 18, as amended, and every other power, for **THREE HUNDRED NINETY THOUSAND AND 00/100 (\$390,000.00) DOLLARS** paid, grant to **RONNIE A. DECOSTE and MICHELLE E. DECOSTE**, husband and wife, as joint tenants with rights of survivorship, having a mailing address of 801 State Street, Unit 203, Portsmouth, New Hampshire,

the following described premises:

A certain tract or parcel of land lying on the easterly sides of Laurel Lane in Hampton, Rockingham County, New Hampshire, said parcel being more particularly bounded and described as follows:

Beginning at the southwesterly corner of the parcel herein conveyed at the northwesterly corner of Lot 1, thence running along the sideline of Laurel Lane the following courses and distances, viz: North 52 degrees 03' West 62.83 feet, northerly and northeasterly along a curve to the right having a radius of 25 feet an arc distance of 38.94 feet, North 37 degrees 12' East 135.00 feet, and easterly along the arc of a curve to the right having a radius of 25 feet in arc distance of 14.01 feet to the westerly corner of Lot 8 and land formerly of Ruth E. Pratt; thence turning and running along said Lot 8 South 33 degrees 31' 30" East 104.13 feet and South 37 degrees 12' West 28.00 feet to the northerly corner of Lot 1; thence running along said Lot 1 South 44 degrees 35' 30" West 112.75 feet to the easterly side of Laurel Lane and the point of beginning.

Said premises as described contain 15,064 square feet and are shown as Lot 2 on "Plan of Sleeper Town Manor, Hampton, New Hampshire," prepared by John W. Durgin, Civil Engineers, said plan being duly recorded in the

Rockingham County Registry of Deeds as plan number D-3306. See the referenced plan for protective covenants to which this conveyance is subject.

Meaning and intending to described the same premises as conveyed to Marcia C. Hess by Deed dated March 30, 1995 and recorded with the Rockingham County Registry of Deeds and at Book 3094, Page 1496.

Signed this 12<sup>th</sup> day of March, 2018.

ESTATE OF MARCIA C. HESS

Jeanne Hess, Administrator  
By: Jeanne M. Hess, Administrator

STATE OF CT  
COUNTY OF Hartford

March 12<sup>th</sup>, 2018

Then personally appeared the above named, Jeanne M. Hess, as Administrator of the Estate of Marcia C. Hess, known to me (or satisfactorily proven) to be the person whose names are subscribed to the foregoing instrument and acknowledged the same be her free act and deed, before me,

M. Jean Morse  
Notary Public/Justice of the Peace  
My Commission Expires: 11-30-2018

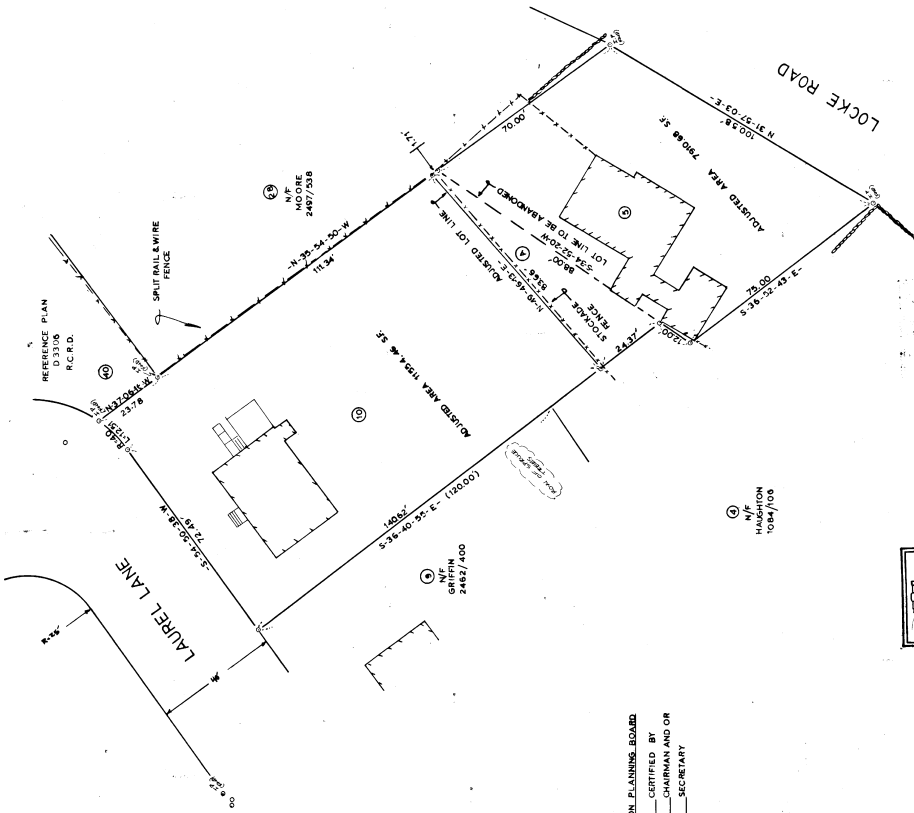




JUN 6 1 01 PM '85

0467202

LOCKE ROAD



**NOTES:**

1. SURVEY BASED ON PHYSICAL EVIDENCE OF TWO BURIED IRON PIPES LOCATED ON LOT 5.
2. REFERENCE PLAN D-3306 R.C.R.D. AUGUST 28 1953 RECORDED AT REC'D PLAN # 0905.
3. LOT OWNED BY BETTY A. FORD AND DESCRIBED BY DEED RECORDED IN PLAINFIELD COUNTY DEEDS BOOK 110 PAGE 1342 AT REC'D IN EXTER NH ON FEBRUARY 21 1970.
4. LOT 5 OWNED BY JEREL L. & GLORIA A. BERNARDY AND DESCRIBED BY DEED RECORDED IN PLAINFIELD COUNTY DEEDS BOOK 110 PAGE 1342 AT REC'D IN EXTER NH ON OCTOBER 19 1977.
5. THE INTENTION OF THIS LOT LINE ADJUSTMENT IS TO RELOCATE THE LOT LINE BETWEEN LOT 10 AND LOT 5 AS SHOWN ON THIS PLAN.
6. PARCEL 500 AS SHOWN ON THIS PLAN IS TO BE CONVEYED FROM BETTY A. FORD LOT 10 TO JEREL L. & GLORIA A. BERNARDY LOT 5.
7. LOTS 10 AND 5 ARE LOCATED ON HAMPTON TAX MAP 21 AS LOTS 10 AND 5 LOCATED IN THE TOWN OF HAMPTON.
8. THE ADJUSTED AREA OF LOT 5 WITH A 1/2" S.D.M. 3/10 TOTAL STATION TRIMMER ERROR OF CLOSURE EXCEEDS 110.000. 'NEWLETT INCORPORATED'.
9. THE ADJUSTED AREA OF LOT 10 IS 1044.96 S.F. LOT 5 IS 582.240 S.F.
10. AREA OF PARCEL 500 AS SHOWN ON THIS PLAN IS 1044.96 S.F.
11. Variance granted by Hampton Board of Adjustment May 22, 1986.

**LOCUS**  
(NOT TO SCALE)

**LEGEND**

- STONE WALL
- IRON PIPE TO BE SET
- FENCE LINE
- ROCKINGHAM COUNTY
- REGISTRY OF DEEDS



**LOT LINE ADJUSTMENT**

FOR  
BETTY A. FORD  
AND  
JEREL D. & GLORIA A. BERNARDY  
LAUREL LANE HAMPTON NH  
DATE 2-17-86  
JN 86107  
SCALE 1"=20'

APPROVED BY THE TOWN OF HAMPTON PLANNING BOARD  
ON June 6, 1985 CERTIFIED BY  
David C. Knight CHAIRMAN AND OR  
Theresa SECRETARY

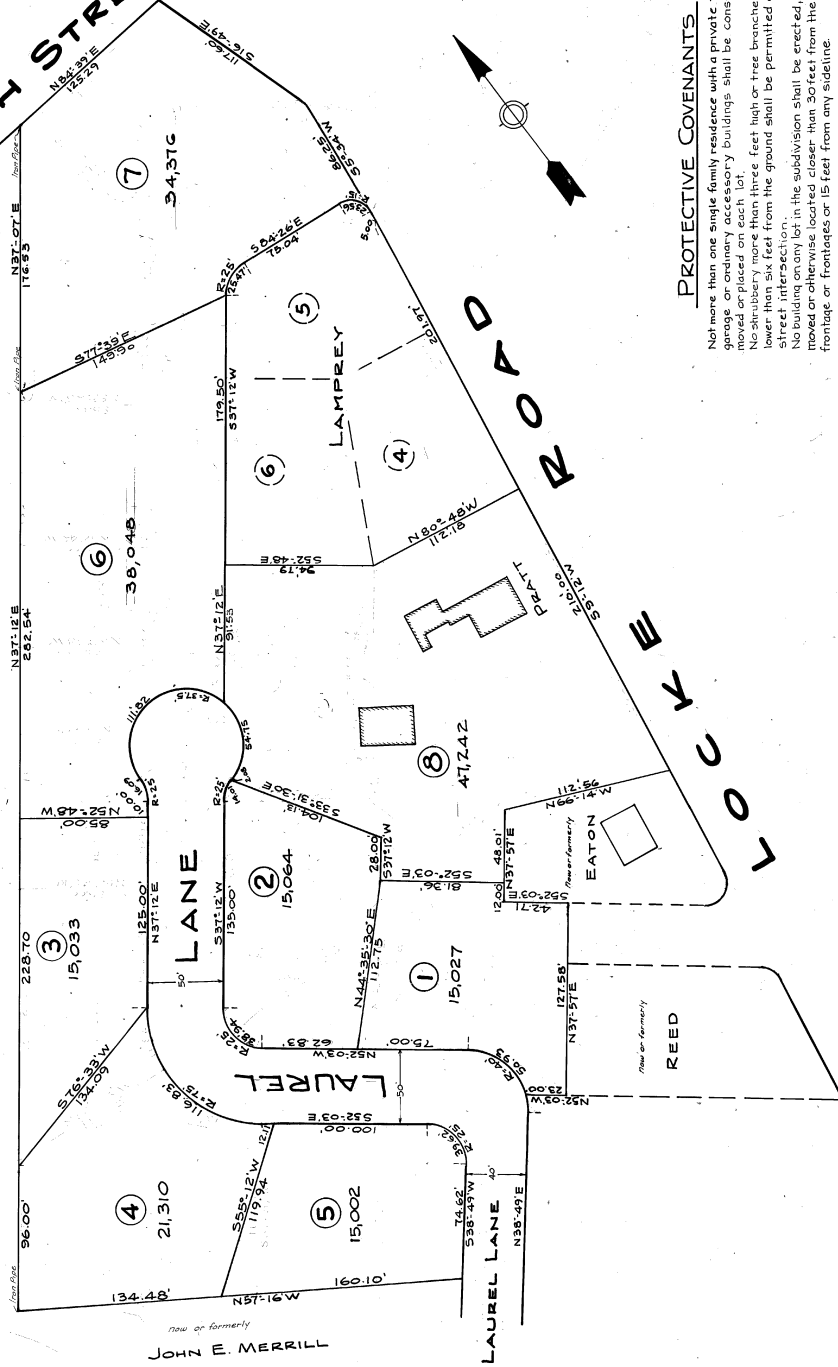


**HENRY ASSOCIATES**  
ENGINEERS SURVEYORS  
2 UNION STREET  
SOMERSWORTH NH 03878

**D-15053**

**HIGH STREET**

SUMNER SUBDIVISION



**PROTECTIVE COVENANTS**

Not more than one single family residence with a private two car garage or ordinary accessory buildings shall be constructed, moved or placed on each lot.  
 No shrubbery more than three feet high or tree branches overhanging more than five feet from the ground shall be permitted at any street intersection.  
 No building on any lot in the subdivision shall be erected, placed, moved or otherwise located closer than 30 feet from the street frontage or frontages or 15 feet from any sideline.

2 Oct 72  
 Hampton Planning Board  
 Ruth E. Pratt  
 Chairman



**PLAN OF  
 SLEEPER TOWN MANOR  
 HAMPTON, N.H.**

SCALE: 1 INCH = 40 FEET  
 JOHN W. DURGIN  
 CIVIL ENGINEERS  
 JULY 1965  
 REV OCT. 1971  
 NOV. 1971  
 OCT. 1972

OWNER: RUTH E. PRATT  
 98 LOCKE ROAD  
 HAMPTON, N.H.  
 ZONE: RESIDENCE "A"  
 ENGINEERS: JOHN W. DURGIN  
 PLAN APPROVED: DATE: \_\_\_\_\_  
 HAMPTON PLANNING BOARD

**D-3306**

FILE NO. 2525  
 PLAN NO. 5261

Oct 8 2 55 PM '82

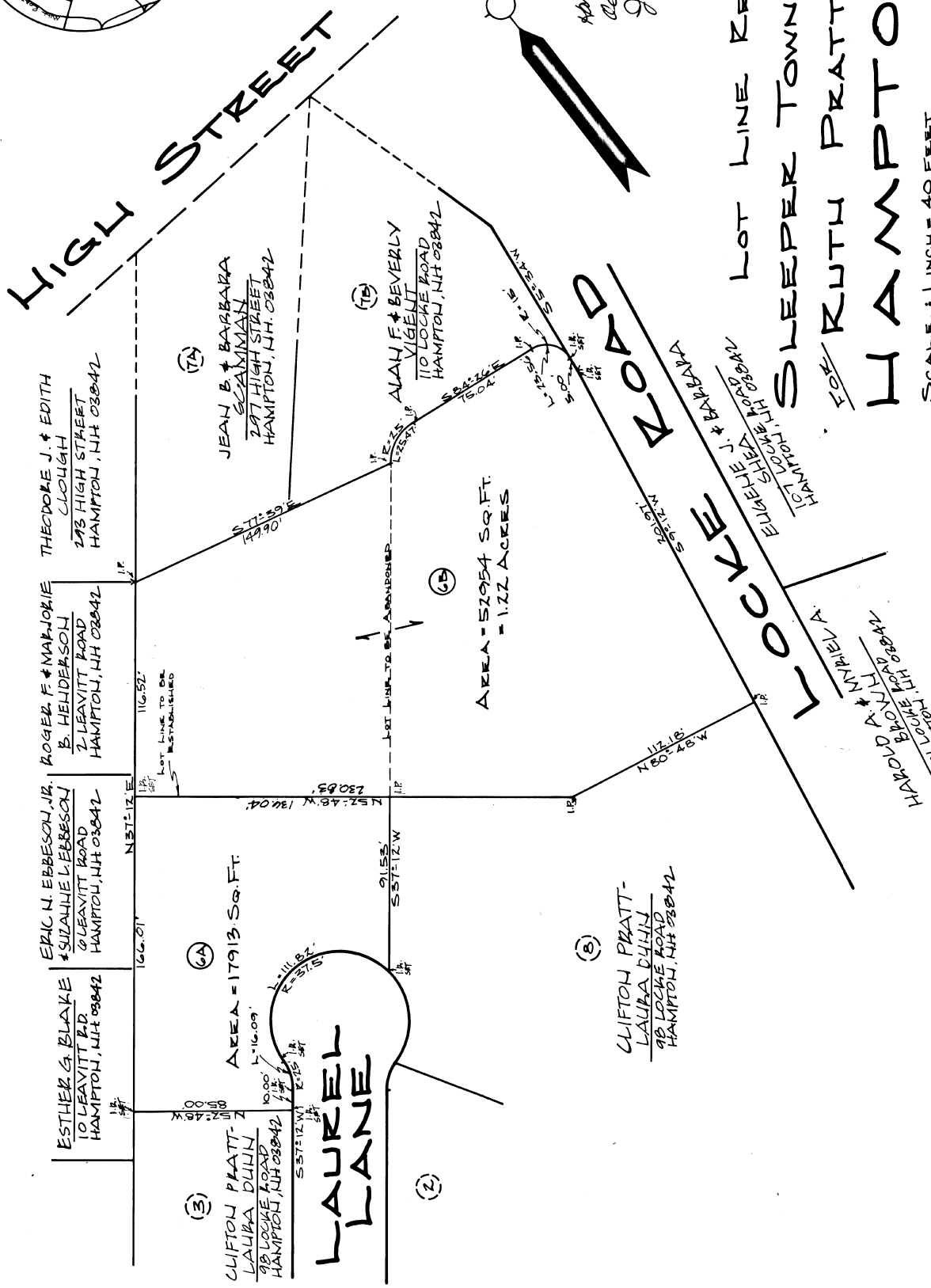
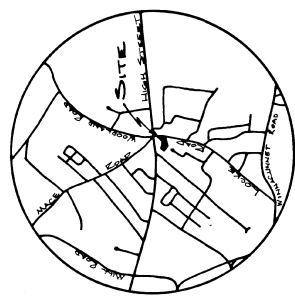
ENGINEERS  
SURVEYORS  
DESIGNERS

JOHN W. DOURGIN ASSOCIATES, INC.

600 GREENLAND ROAD  
PORTSMOUTH, NH 03801  
WAKEFIELD STREET  
SUITE 100  
ROCHESTER, NH 03867

Revisions:-  
6-21-82 Shorters up dated  
9-15-82 Reissue lot lines &  
area

NO. 11  
ROBERT O. DOURGIN



C-11086

FILE NO. 2525  
PLAN NO. 4769

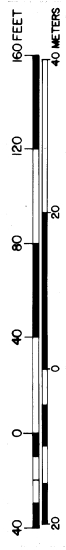
Planning Board

MASSACHUSETTS

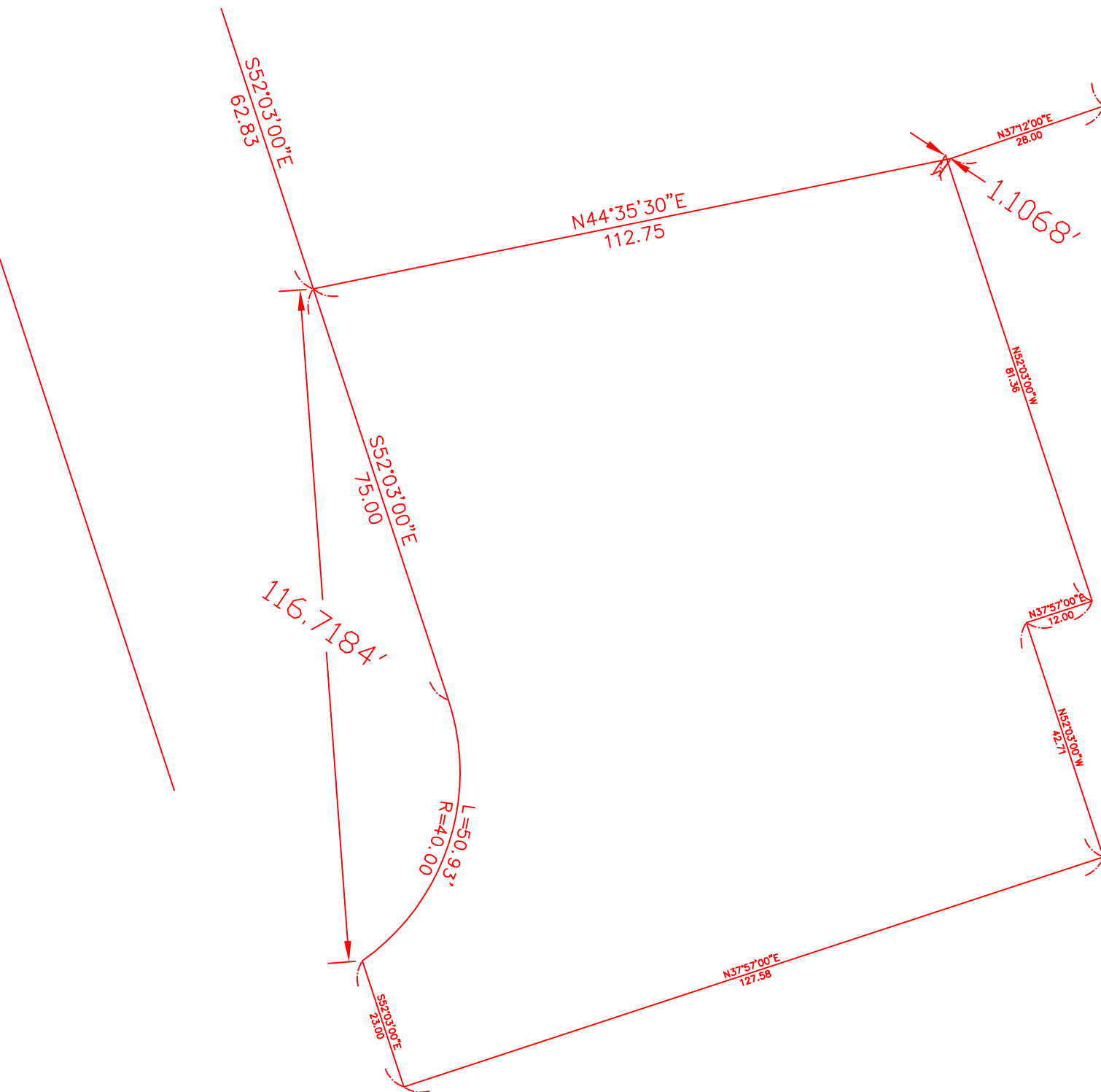
Hampton Planning Board  
Oct. 5, 1982  
Quoted A. Doyle, Chairman

LOT LINE REVISION  
SLEEPER TOWN MANOR  
FOR RUTH PRATT ESTATE  
HAMPTON, N.H.

SCALE: 1 INCH = 40 FEET



DECEMBER 4, 1979





Stockton Services  
PO Box 1306  
Hampton, NH 03843-1306  
603 929-7404

Ron Decoste  
25 Laurel Lane  
Hampton, NH 03842

Statement 05/21/18

Locus: 25 Laurel Lane, Hampton, NH

Research and recon to assist with approx property line  
location, no boundary survey. . . . . \$ 300.00

**Balance due . . . . . \$ 300.00**

Thank you.

*Tocky*



#326

## PERMIT

TOWN OF HAMPTON, N.H.

Date 6-20-89 19

SCANNED

Granted to

Ronald Plante

PHONE: 926-8946

Address

25 Laurel Lane

Located at

same

Map &amp; Lot

179-056

Permit to

construct 14'x16' deck

Conditions

BOCA Basic Bldg Code

1/28/89 Not started  
7/29/89 Sinterite completed -  
Grenier started  
8-2-89 - Framed w/vertical posts

Value

\$500.

Fee

\$3.50

Expiration Date

6-20-90

Granting Authority

Title

Contact this office, 926-6766, for Rough and Final Inspections.

Completed 10/10/89

(less than 2 ft off ground) - n.d.g.  
I agree to comply with the Zoning Ordinance of the Town of Hampton, and all work will be constructed in accordance with the BOCA Basic Building Code; the BOCA Plumbing Code; and the National Electrical Code.

I agree to give the Building Inspector twenty-four (24) hours notice to inspect before any rough wiring, rough plumbing or chimney is covered, and to notify the inspector upon completion of the job.

I hereby certify, under penalty of perjury, that all statements given hereon are truthful and accurate to the best of my knowledge, and that the cost of construction, alteration or remodeling (including labor and materials) is \$ 500.00.

DATE

6/19/89

SIGNED

Ronald Plante

FEE

\$ 3.50 - PD-CK

PERMIT ISSUED

BY

25 LAUREL



# APPLICATION FOR BUILDING PERMIT

021/039

Lot #2

5628

OWNER BERRY FOATIER Mailing Address 141 WENTWORTH ROAD TEL 430 8343  
 BUILDING ADDRESS 25 Laurel Ln ZONING DISTRICT LAUREL LANE  
 TYPE OF CONSTRUCTION: new ☒ remodel ☐ addition ☐ alteration ☐  
 demolition ☐ sign ☐ fence ☐  
 SIZE OF LOT: frontage 250 depth 100 total sq. feet 15064  
 SIZE OF BUILDING: length 48 width 26 total sq. feet 1248  
 setbacks from front line 25 rear 45 left 20 right 40  
 NUMBER OF ROOMS: 6 baths 2 garage UNDER breezeway ☐ porch ☐  
 recreation room 1  
 OCCUPANCY: single family ☒ two family ☐ apartment ☐ hotel ☐  
 motel ☐ number of units ☐ store ☐ theater ☐ office ☐  
 warehouse ☐ garage ☐ gas station ☐ other ☐  
 FOUNDATION: concrete ☒ block ☐ brick ☐ stone ☐ piers ☐  
 Cellar Area: none ☐ 1/4 ☐ 1/2 ☐ 3/4 ☐ full ☐  
 EXTERIOR WALLS: clapboard ☒ wood shingles ☐ T-1-11 ☐ brick ☐  
 vinyl siding ☐ aluminum siding ☐ other ☐  
 ROOFING: asphalt shingles ☒ tar & gravel ☐ roll roofing ☐  
 other ☐  
 INSULATION: walls 6" ceilings 9" roof ☐ floor ☐ perimeter ☐  
 FLOORS: (concrete, hardwood, w/w, etc.) basement conc. living room w/w  
 dining room w/w bedrooms w/w kitchen LINO  
 bathrooms LINO breezeway ☐ recreation room conc.  
 INTERIOR FINISH: plaster ☐ drywall ☒ knotty pine ☐ tile ☐  
 paneling ☐ flamespread rating ☐ Fireplace ☐ Wood Stove ☐  
 HEATING: none ☐ hot air ☐ hot water ☒ electric ☐ other ☐  
 Fuel: gas ☐ oil ☒ coal ☐ wood ☐ Air Conditioning? ☐  
 PLUMBING: bathroom ☒ toilet room ☐ kitchen sink ☒ dishwasher ☒  
 disposal ☒ clothes washer ☒ domestic hot water ☒ fuel? ☐  
 ELECTRICAL: service 100 amps number of circuits 20 receptacles ☐  
 lights ☐  
 SEWAGE: town ☒ septic tank ☐ WATER: town ☒ well ☐

I agree to comply with the Zoning Ordinance of the Town of Hampton, and all work will be constructed in accordance with the BOCA Basic Building Code; the BOCA Plumbing Code; and the National Electrical Code.

I agree to give the Building Inspector twenty-four (24) hours notice to inspect before any rough wiring, rough plumbing or chimney is covered, and to notify the inspector upon completion of the job.

I hereby certify, under penalty of perjury, that all statements given hereon are truthful and accurate to the best of my knowledge, and that the cost of construction, alteration or remodeling (including labor and materials) is \$ 47,500.

DATE

SIGNED

FEE: \$ 168.00 paid by check

PERMIT ISSUED 6/4/94

NUMBER 5628

BY RPV

Completed 9/21/94



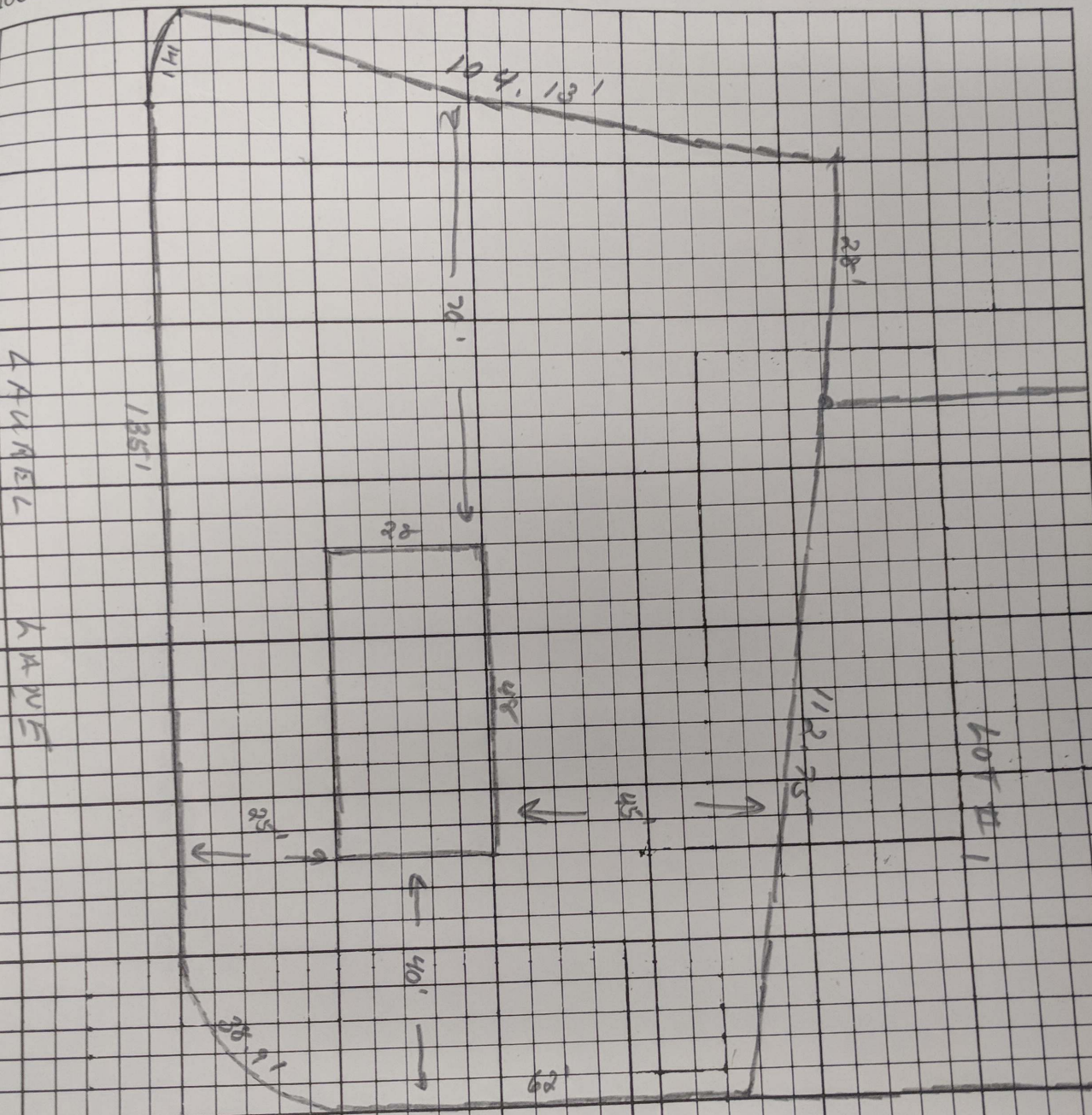
# PLOT PLAN

PERMIT No. ....

Lot # \_\_\_\_\_

DISTRICT .....

Location and Detail must be correct, complete and legible.  
In the blank space below draw the exact shape of your lot and mark the boundary distances: next show all present and proposed buildings in their exact location on lot and mark the size on same.





# OCCUPANCY CERTIFICATE

TOWN OF HAMPTON, N. H.

SCANNED

179-56

Certificate of Occupancy NO. Y-1339-84

This certifies that the building (structure) located at 25 Laurel Lane  
(Street & No)  
 and known as Map No. 021 Lot No. 039 may be  
 occupied in accordance with the provisions of the Building Code of the Town of Hampton as  
 hereinafter specified.

E RA  
 # 436-  
8343  
 # 5628

STORY	LIVE LOADS	PERSONS ACCOMMODATED	USE
1½		single family	Y

sf  
250 sf  
 7'6"  
 4'6"  
 10'0"

This certificate issued to Berry-Fortier

DATED 9-21-84

*[Signature]*  
 Building Official

Other \_\_\_\_\_ Combination Doors & Windows all

HEATING SYSTEM: Type FHW Fuel gas BTU Rating \_\_\_\_\_

PLUMBING SYSTEM: Bathrooms 2 Toilet Rooms 0 Kitchen Sink 1

Potable Water: Town \_\_\_\_\_ Well \_\_\_\_\_ Water Heater \_\_\_\_\_ Fuel \_\_\_\_\_

Sewerage: Public Sewer ☒ Septic Tank \_\_\_\_\_ Size \_\_\_\_\_ gal.

ELECTRICAL SYSTEM: Service 100 amps. # of Circuits 13

Wall Switch For Each Room ☒ No Extension Cords ☒

At Least 2 Outlets/Room ☒ GFI Receptacle in Bathroom ☒

Smoke Detectors 1 Line Voltage or Battery Operated line

## REMARKS:

I hereby authorize the Building Inspector to inspect the premises for which a Certificate is sought.

I understand the Building Inspector may revoke this certificate should the premises or the occupancy no longer conform to the requirements of the Town or State Health Laws and Regulations, the Building Code, the Zoning Ordinance or any other applicable laws.

DATE \_\_\_\_\_ SIGNED \_\_\_\_\_

DATE INSPECTED 9/21/84 APPROVED ☒ BY R.M.  
 Building Inspector



# PERMIT

TOWN OF HAMPTON, N.H.

SCANNED

Granted to Catherine E. Snyder

Address 23 Laurel Lane

PHONE: 926-8329

Located at Same

Map & Lot 179/063

Permit to Construct a 10'x14' utility shed.

Conditions BOCA Basic Building Code.

Value \$1,000.

Fee \$3.50

Granting Authority

Expiration Date May 17, 1989

Title

Contact this office, 926-6766, for Rough and Final Inspections.

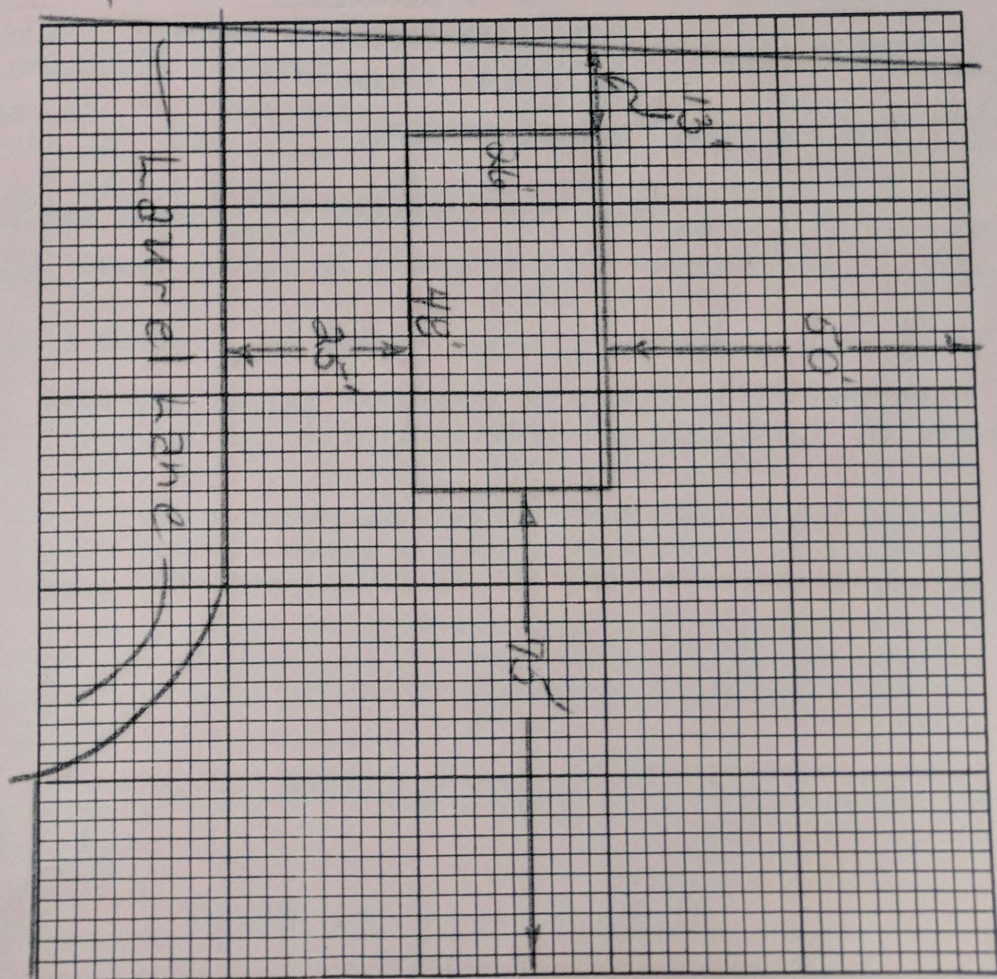
EAR FROM DATE OF ISSUE

I hereby certify, under the penalties of perjury, that the estimated cost of construction, alteration or remodeling (including labor and materials) is \$49,500.00

Permittee Brian K. Berry

Building Inspector Ray P. Hutton

Fee Collected \$168.00



TOWN OF HAMPTON, NEW HAMPSHIRE



Location and Detail must be correct, complete and legible.

In the blank space below draw the exact shape of your lot and mark the boundary distances: next show all present and proposed buildings in their correct location on lot and mark the size on same.



Signature of Owner or Agent

Date \_\_\_\_\_



car too close to hydrant with rough tapping

5/19/18  
on site with both owners

